

Staff Summary Report

Development Review Commission Date: 02/26/08

Agenda Item Number: _____

SUBJECT: Hold a public meeting for a Development Plan Review for ROOSEVELT COURT located at 323 South Roosevelt Street.

DOCUMENT NAME: DRCr_Roosevelt_Court_022608

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **ROOSEVELT COURT (PL080035)** (Chanchel Sahota, property owner and applicant) for a three-story multi-family residential development of ten townhouses, approximately 25,420 of building area on approximately 0.54 acres, located at 323 South Roosevelt Street in the R-3 P.A.D., Multi-Family Residential Limited District with a Planned Area Development Overlay. The request includes the following:

DPR08025 -- Development Plan Review including site plan, building elevations and landscape plan.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

REVIEWED BY: Steve Abrahamson, Planning and Zoning Coordinator (480-350-8359) for Lisa Collins
Chris Anaradian, Development Services Department Manager (480-858-2204)

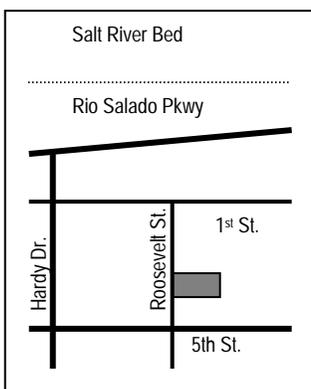
LEA

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions (1 – 17).

ADDITIONAL INFO:



Gross/Net site area	+/- 0.54 acres
Total Building area	+/- 25,420 s.f.
Density	19 d.u./ac. (20 d.u./ac. maximum allowed)
Total Building Footprint	7,700 s.f. (717 s.f. each for units 1,2,3,4,6,7,8 & 9 and 982 s.f. each for units 5 & 10)
Lot Area / Unit	1,227 to 1,817 s.f. (P.A.D. standard)
Overall Lot Coverage	33 % (50 % maximum allowed)
Building Height	35'-0" (P.A.D. standard)
Overall Building setbacks	20'-0" front, 6'-0" side, 10'-0" rear (P.A.D. standard)
Landscaped area	30 % (25% minimum required)
Vehicle Parking	28 spaces (28 spaces required)
Bicycle Parking	12 spaces (12 spaces required)

This Development Plan Review request is a re-approval of a Design Review action that expired on April 19, 2007. A Zoning Map Amendment that establishes a Planned Area Development Overlay for the site is currently in effect. Project presentations were conducted during the P.A.D. review before the Riverside/Sunset Neighborhood Association in April 2004 and in July 2004. A neighborhood meeting was conducted on November 16, 2005. No additional neighborhood meetings are required for re-approval of the Development Plan.

- PAGES:**
1. List of Attachments
 2. Comments / Reasons for Approval
 - 3-4. Conditions of Approval
 - 5-6. Code / Ordinance Requirements
 7. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
 2. Aerial Photo
 3. Letter of Explanation
 4. P.A.D. Title Sheet – Project data
 5. Site Plan
 6. Landscape Plan
 - 7-9. Floor Plans
 - 10-12. Building Elevations
 13. Building Elevations & Sections
 - 14-15. Color Presentation Building Elevations
 - 16-17. Preliminary Grading & Drainage Plans
 - 18-22. Context Photographs

COMMENTS:

The site is located north of 5th Street on the east side of Roosevelt Street. The current and projected land use for the site is residential. The projected density for the site is up to 25 dwelling unit per acre. The current zoning for the site is R-3 P.A.D. The Planned Area Development Overlay entitlement for this site was approved on September 7, 2006 (Ordinance 2006.05). The site, originally two residential lots, has been cleared of existing residential housing and plant material. A subdivision plat that was approved in September 2006 has since been recorded. This plat combines the two residential lots and creates ten new townhouse lots and one common tract.

The request includes the approval of ten three level townhouses (eight three bedroom and two four bedroom units), each on their own property, with a supporting common tract. Each three bedroom townhouse has a two car garage and each four bedroom townhouse has a three car garage. Including garages, the three bedroom units are 2,342 s.f. and the four bedroom units are 3,326 s.f. Each townhouse is provided with an adjoining private back yard. The townhouses are organized into two rows of five facing a central drive aisle. Each row is interrupted in two locations and guest parking is inserted into the gaps. Six surface parking spaces are provided on site, which brings the entire on site parking count to twenty-eight spaces.

These are big residential units, artfully crafted to minimize their size. This is accomplished with the break up of building mass so that no more than two units are joined as well as by a variety of window, door, balcony and roof treatments that adorn each of the exterior surfaces. Split face concrete unit masonry predominates on the first level. Garage doors are highly articulated and are fenestrated. Garage doors and entrance doors are protected from the elements with breezeways that extend under the second level across the fronts of the units. Exterior plaster predominates on the two upper living levels. Upper level balcony railings are open metal work. Exposed shed and hip roofs are of concrete "S" tile while most of the roof area is concealed behind parapets. The building elevations that face each other across the drive aisle as well as the entrance elevations that face Roosevelt are given the most attention while the relatively flat side and rear elevations are screened with trees in the private back yards.

Conclusion

The Planned Area Development Overlay was previously approved by City Council and the design of the project was previously approved by the Design Review Board. The latter approval has since expired. The P.A.D. Overlay process was created to encourage innovative design in developments involving residential and non-residential land uses and allow flexibility in development standards in exchange for innovative design, including for small scale projects. The design blends well with the scale, massing and materials of existing older residences such as at 331 South Roosevelt to the south as well as new development including the residences at 306 South Wilson to the northeast. The site layout and building design currently presented very closely resembles that approved by the Design Review Board. The landscape plan and preliminary grading and drainage plan have been revised to reflect the Design Review conditions from the previous approval.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code and the existing P.A.D. Overlay.
3. The Development Plan Review is consistent with the approval criteria set forth in the Zoning and Development Code Section 6-306.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by February 26, 2009 or Development Plan approval will expire.

Site Plan

2. Increase visual surveillance at the entrances along the covered pedestrian walkways by removing the entrance alcoves. Place the first level front entrances for units 2, 3, 4, 5, 7, 8, 9 and 10 toward the drive aisle so they are slightly offset (maximum 12") from the walls containing the garage doors. The front entrances for units 1 and 6 are exempt from this requirement because they are directly visible from Roosevelt.
3. Design individual utility routing to each town house so the clearances required do not cause un-designed modifications in the site plan. Coordinate buried utility layout with buried retention structures and landscape plant layout. Indicate site transformer location. Verify clearance requirements around transformer with respect to landscape plant layout and proposed parking screen walls. Verify plant clearance requirements around transformer and other exterior utility equipment with utility providers and coordinate landscape layout with this equipment.
4. Indicate design of property perimeter security barrier walls.
 - a. Provide perimeter masonry wall of minimum 8'-0" height. This includes walls that separate a private back yard from the common tract within this development.
 - b. Masonry walls between two private back yards may be 6'-0" in height.
 - c. Match the materials and color finishes of the site walls to the buildings. Exposed concrete masonry with integral color to match the exposed masonry of the buildings is allowed. Concrete masonry unit perimeter wall with exterior plaster both sides and top and with paint to match the off white building field color is also allowed.
 - d. Coordinate perimeter masonry with walls of the existing adjacent developments, including that at 306 South Wilson, 324 S. Wilson, 512 W. Brown, 309 S. Roosevelt and 331 S. Roosevelt.
5. Provide private back yard gates of a semi-transparent steel mesh panel design (so visual surveillance is maintained), or a steel vertical picket with wood infill or similar opaque infill construction. Where a gate is opaque, provide a 3" wide vision portal for visual surveillance located between 43" and 66" from the bottom edge of each gate. Match or exceed the height of the gate to that of the adjacent wall, or provide a masonry lintel above the gate to maintain the minimum 8'-0" security barrier height for the private back yard.
6. Site Paving Notes:
 - a. Provide upgraded brick or concrete unit paving at the drive aisle as indicated on the landscape plan.
 - b. Provide integral color concrete, fully accessible surface for walkways on site, as indicated on the landscape plan.
 - c. Indicate layout of paving score pattern and coordinate the geometry of paving edges and scoring with the building design.
 - d. Provide a separate site paving plan. Do not rely on the landscape plan for paving layout.
 - e. Provide individual mailboxes for each townhouse if allowed by the United States Postal Service. If a central mailbox location is required, cluster mailboxes where indicated by U.S.P.S. in a prominent, visually accessible location.
7. Enclose backflow prevention equipment in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage, paint device and provide masonry screen wall (see standard detail T-214). Match material and finish of this screen wall to that of other freestanding site walls.

Floor Plans

8. Exterior door hardware security notes:
 - a. dead bolt locks with strike plate cover guards required on all exterior doors;
 - b. two wide angle viewers per ground floor entrance door unless door is glazed or has a glass sidelight—center viewers in door at 36" and at 60";
 - c. Provide at least 18" clearance on latch side of entrance doors.

9. The site is in the 65 dnl zone (decibel noise level) due to the proximity of the Sky harbor flight path. Provide double glazed windows and weatherproofed exterior doors. Conceal roof service access scuttle within the interior of each dwelling unit. Indicate locking hardware for roof access, and weatherproof the access.

Building Elevations

- 10 Colors and materials included with the Development Plan review package have a light reflectance value (LRV) of 75 percent or less and are acceptable. Indicate colors of site walls, transformer boxes, meter panels, electrical and other utility equipment that compliments the color scheme of the development. Provide smooth exterior plaster texture throughout. Skip trowel or other rough surface texture is not acceptable.
- 11 For roofs behind parapets, fully conceal roof water conveyance to ground, except for overflow scuppers and leader exits. Integrate these elements into the composition of the elevations. Locate splash blocks where appropriate and coordinate size and placement of these with the overall paving and landscape design.
- 12 Layout lights, exterior utility and other equipment locations as part of the design composition of the elevations. Indicate finish of utility equipment. Submit layout of lights and equipment on elevations during building plan check process. Do not expose conduit on elevations unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

Lighting

13. Illuminate pedestrian front entrances, garage doors and back yard gates from dusk to dawn.

Landscape

14. Provide a dedicated irrigation station and through distribution line for the trees of the north and south landscape buffers that are located in the private back yards. Control these valve stations as part of the common area irrigation system. The remainder of landscape for the private back yards may be landscaped and irrigated by the owner of each dwelling unit as these units are purchased. Maintain the dedicated irrigation station for the buffer trees after each private back yard landscape is developed.
15. Irrigation requirements:
 - a. Provide separate meter dedicated for common landscape water use.
 - b. Power irrigation controller for common area landscape through a junction box—a receptacle connection is not allowed.
 - c. Provide detail of common area controller installation that includes embedment of irrigation valve conduit inside building or site wall; do not allow the conduit to be exposed except immediately at the base of the controller.
 - d. Provide minimum schedule 40 PVC mainline (upstream of valves) and minimum class 200 PVC feeder line (within each valve station). Flexible polyethylene is not allowed as a feeder line in site common landscape areas.
 - e. Design water and power stub outs for private irrigation systems in each of the owner back yards.
16. Include requirement in site landscape work to de-compact soil in planting areas on site, including private back yards, and in public right of way. Pull asphalt and construction debris out of planting areas prior to landscape installation.

Signage

17. Address signs:
 - a. Provide two address number signs (metal, reverse pan channel, individual characters, 8" high), one near the top of the west elevation of either unit 1 or unit 6 and one near the top of the east elevation of either unit 5 or unit 10. Format address signs horizontally.
 - b. Provide two address number signs (metal, reverse pan channel, individual character, 12" high), one on each side of the base of the freestanding identification sign (if provided).
 - c. Provide one 4" high dwelling unit address sign on, directly above or alongside the ground floor building entrances on the drive aisle. Illumination of each door address sign is part of the general illumination of the door.
 - d. Provide 1" address number/letter sign at meters in accordance with Tempe electrical code and utility company standards.

CODE / ORDINANCE REQUIREMENTS

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLETED ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

- **SITE PLAN REVIEW:** Verify comments by the Public Works, Development Services, and Fire Departments given on the Preliminary Site Plan Reviews dated April 2, 2004, February 6, 2004, March 5, 2004, August 6, 2004, August 26, 2005 and January 27, 2006. Direct questions to the appropriate department, and coordinate any necessary modifications with all concerned parties, prior to completion of building permit process. Planning staff reviews Construction Documents submitted to the Building Safety Division to ensure consistency with the Development Plan Review approval.
- **HISTORIC PRESERVATION:** The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process.
- **ZONING & DEVELOPMENT CODE:** Requirements of the ZDC apply to any application. Become familiar with the ZDC to avoid unnecessary review time and reduce the potential for multiple plan check submittals. The ZDC may be accessed through www.tempe.gov/zoning or purchased at Development Services.
- **STANDARD DETAILS:** Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
- **ENGINEERING AND LAND SERVICES:**
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - Modify drainage calculation to coordinate rainfall intensity with runoff criteria in conformance with City of Tempe Engineering standards. Contact Public Works Engineering staff (John Muehlenberg, 480-350-8341) if questions. This will necessitate a modification in the size of the buried retention structure at the east of the site. Coordinate this structure with landscape and other above-ground site features.
 - Provide reduced pressure back flow prevention devices at domestic water meters and at separate dedicated landscape water meter. Do not cross connect domestic and landscape water supply lines.
- **DRIVEWAY:**
 - Correctly indicate clear vision triangles at driveway on the site and landscape plans. Identify speed limit for street at the site frontage. Begin sight triangle in driveway at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
 - Provide minimum 30'-0" wide driveway in conformance with Standard Detail T-320.
- **SITE LAYOUT:**
 - Along Roosevelt Street, limit surface retention basin area to no more than sixty-seven percent of the landscape area of site frontage.
 - Do not place a wall higher than 4'-0" in the front yard setback.
 - Provide two bicycle guest parking spaces on site, and provide ten bike spaces inside, one in each garage. Each bicycle parking space is 2'-0" x 6'-0". The exterior spaces may share one bike parking tie-up hoop. Provide bike parking hoop in conformance with Standard Detail T-578. Indicate bike parking spaces on site plan and garage floor plans. Locate exterior bike parking near a high traffic, highly visible location to help deter theft.

- **EQUIPMENT SCREENS:** Fully screen roof mount equipment, including top mount fans and vents, on all four sides, with parapets that match or exceed the height of the equipment. Provide the necessary clearances between screen and equipment. Line of sight studies to indicate equipment is not visible from the ground is not an acceptable alternate screening strategy.
- **BUILDING HEIGHT AND STEPBACK:**
 - Define height of buildings as follows: the control point is measured from the top of existing curb on Roosevelt Street at the front and center of the property. Shorten overall height of buildings to 35'-0", if necessary, to conform to the height standard established by the Planned Area Development Overlay.
 - Measure building step back from minimum site side and rear yard setbacks. Minimum side yard and rear yard setback as allowed by the R-3, Multi-Family Limited District, is 6'-0" and 10'-0", respectively. Reduce height of building edges if required to fit under side and rear yard step back planes.
- **SHADE STUDY:** Include the architect's Shading Study (originally presented on 1/31/2006) for surface parking on site in the building plan check submittal. Demonstrate that shade is adequate in fulfillment of ZDC Sec. 4-704 (A). Supplement the building shade study with tree canopies if required.
- **LIGHTING:** Follow the guidelines listed under the ZDC Appendix E "Photometric Plan".
- **LANDSCAPE:**
 - Include maintenance of common area landscape and irrigation in the Continuing Care Condition, Covenant and Restriction for the development.
 - Coordinate landscape layout with other design elements, including security lighting, drainage structures, buried utilities, roof drain outlets and address signs indicated on elevations and freestanding signs. Indicate the location of all exterior light fixtures on the landscape plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
 - Provide the following landscape area calculations on the landscape plan:
 - Indicate the common landscape area for the development. Do this to verify that the development is covered by the water intensive landscape area restriction, as stipulated in the Zoning and Development Code section 4-702 (B) 1.
 - Calculate the percentage of parking landscape area / (area of parking + paved maneuvering area).
- **ADDRESS SIGNS:**
 - Provide minimum 50 percent contrast between address sign and the underlying surface.
 - Direct or Halo illuminate (back light) each address sign. If halo illumination is used, obtain sign permit for halo illumination of address signs.
- **SIGNS:** Obtain sign permit for identification sign of this development. If a freestanding site identification sign is proposed, provide a masonry base that matches the exposed masonry of the building and orient the base so it is perpendicular to Roosevelt Street.

HISTORY & FACTS:

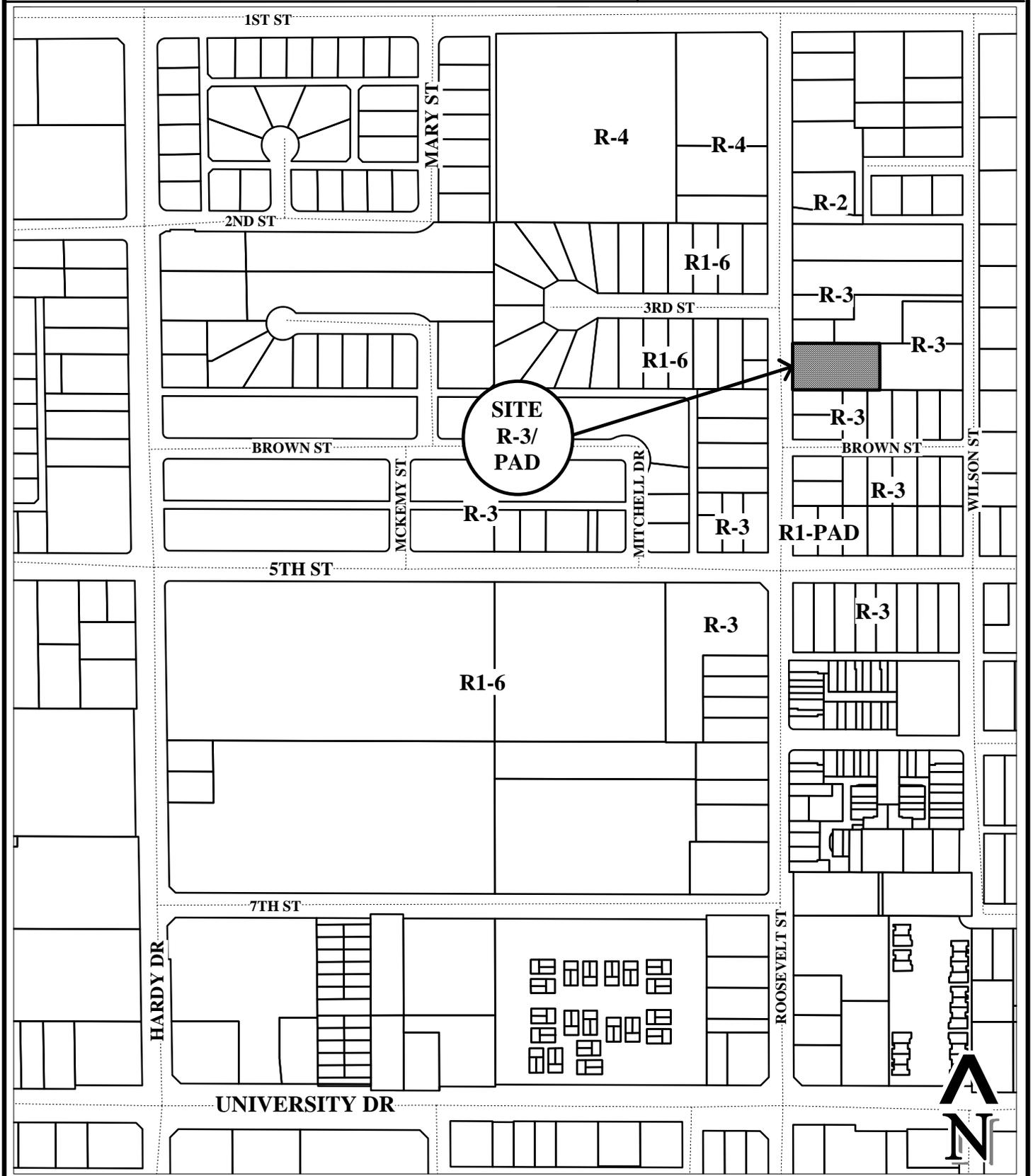
- July 16, 1919: State Plat No. 4 Subdivision Plat was recorded with the County Recorder's Office.
- 1915 & 1945 Houses were originally constructed on the two existing lots.
- April 2004 & July, 2004: Applicant/property owner held two neighborhood meetings with the Riverside/Sunset Neighborhood Association.
- April 13, 2004 & August 31, 2005: Planning staff presented the developing project on two occasions to the Rio Salado Advisory Commission Project Review Committee. This was in fulfillment of requirement from Ordinance 808. The project was determined to be an appropriate development for the District.
Note: with the adoption of the Zoning and Development Code, 323 South Roosevelt Street is no longer in the Rio Salado Overlay District.
- November 16, 2005: Applicant/property owner held a neighborhood meeting to present the proposed development.
- February 28, 2006: Planning and Zoning Commission recommended approval for a Planned Area Development Overlay and a Subdivision Plat for ten townhouses and one tract, located at 323 South Roosevelt Street in the R-3 Multi-Family Residential Limited District.
- April 5, 2006: Design Review Board continued the site plan, building elevations and landscape plan for Roosevelt Court. The project address is 323 South Roosevelt. The underlying zoning district is R-3, Multi-Family Residential Limited, with a proposed Planned Area Development Overlay.
Note: The Board directed the applicant to provide color elevation exhibits where the colors accurately resemble the selected paint color chips. The Board also directed the applicant to bring materials samples of the split face, integral color concrete masonry units and the concrete roof tile.
- April 19, 2006 Design Review Board approved the building elevations, site plan and landscape plan for Roosevelt Court located at 323 South Roosevelt Street. The underlying zoning district is R-3, Multi-Family Residential Limited, with a proposed Planned Area Development Overlay.
Note: The Design Review approval expired on April 19, 2007.
- September 7, 2006: City Council approved the request by Roosevelt Court (CC050119) for a Planned Area Development Overlay and a Subdivision Plat for ten townhomes, located at 323 South Roosevelt Street, including the following:
SPD-2006.01 Ord. No. 2006.05 for a Planned Area Development Overlay on R-3, Multi-Family Residential Limited, for ten townhomes consisting of approximately 25,552 square feet of building area on .54 net acres.
Note: Condition 3 of this approval requires "a building permit shall be obtained and substantial construction commenced by on or before September 7, 2008 or the zoning shall revert to that in place at the time of application, subject to a public hearing." The P.A.D. will require a separate public hearing to be rescinded.
- SBD-2006.02 for a Subdivision Plat consisting of ten lots and one tract on 0.54 net acres
Note: This subdivision plat has been recorded at the Maricopa County Recorder's Office.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

ROOSEVELT COURT

PL080035





ROOSEVELT COURT (PL080035)

Letter of Explanation

Planning Review Commission
City of Tempe
Arizona 85281

Request for Approval of Development Plan Review Submittal.

Project name: Roosevelt Court

Project Address: 323 S. Roosevelt Street, Tempe, Arizona 85281

The site of this development (parcels: 124-32-049, 124-32-050) has been subdivided into 10 lots plus common area. Plat has been recorded with parcel numbers 124-32-167 -> 124-32-170; 124-32-172 -> 124-32-176.

Reasons for the delay in getting the necessary drawings ready in time were as follows:

- . City Council approved the Planned Area Development for this project on September 7, 06. Development Plan was approved on April 09, 06 but expired on April 9, 07.
- . Due to great surge in new construction during 2006 & 2007, architects and engineers had too many jobs to work on. Bigger builders were given priority. Smaller projects were put on hold for a very long time. And there were not too many alternatives.
- . Now I have all the drawings ready for Plan Check from Building Safety Department and get a building permit. Due to slump in construction, now no job is too small for construction.
- . I request re-approval of the Development Plan. These units will enhance neighborhood on Roosevelt street like the other new projects. Old buildings are already cleared from the site. City Council approval allows the completion of new buildings by September 07, 2009.

Yours Sincerely,

Chan Sahota

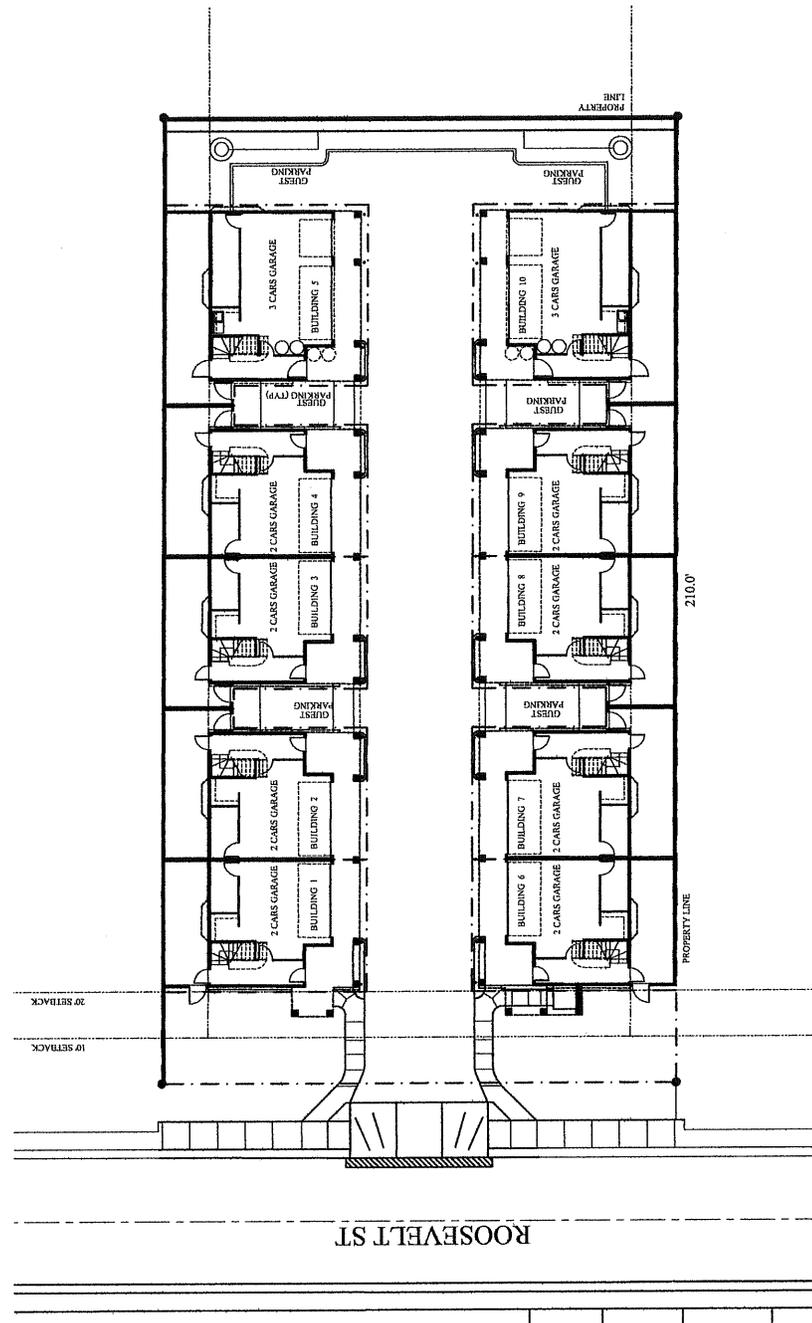
Chan Sahota

510 W. University Drive, #201

Tempe, Arizona 85281

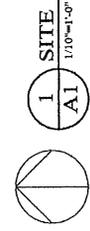
Tel: (480) 966 - 0987

FEB - 4 2008



LEGEND

- Ⓡ NO PARKING - FIRE LANE
- RTC 'RECYCLE AND TRASH CAN'
- GFU 'GARAGE PICK UP'
- ISL 'INFRARED SECURITY LIGHT'
- BIKE SPACES IN GARAGE
- PARKING AT GROUND LEVEL GARAGES, TYP



SHEET
3-3

DAVID HAMILTON
ARCHITECT
AZ 32302
1-800-862-7765

REC06008

SPD-2006.01

DS040091

ROOSEVELT COURT

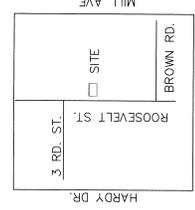
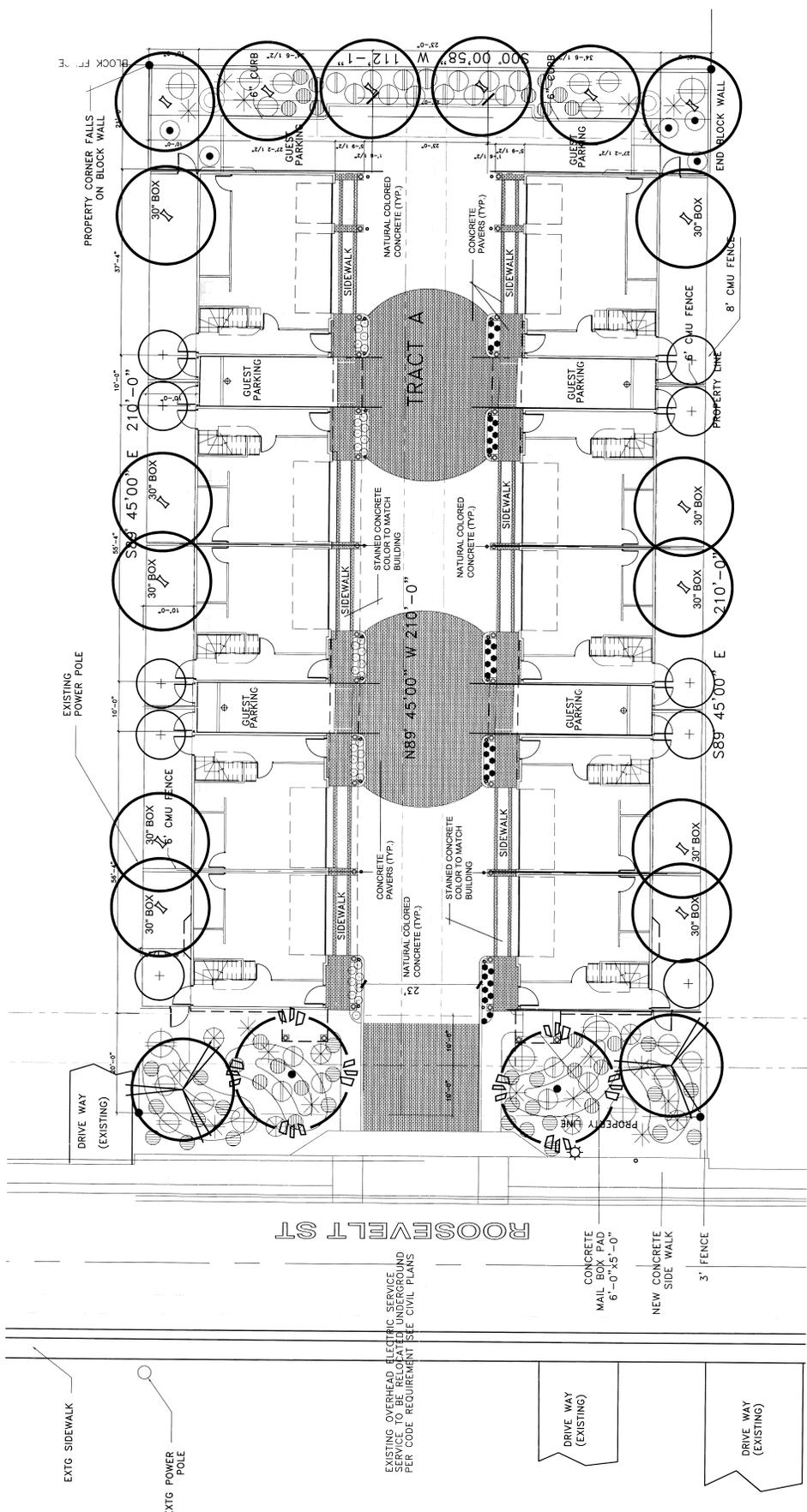
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FEB - 4 2008



PLANT LEGEND

TREES	SIZE	QTY.	SHRUBS	SIZE	QTY.	GROUNDCOVERS	SIZE	QTY.
DALBERGIA SISSOO	24" BOX	6	CAESALPINA PULCHERRIMA	5 GALLON	7	LANTANA MONTEVIDENSIS	1 GALLON	24
SISSOO TREE	30" BOX	10	PRODRISSE	5 GALLON	5	GOLD MOUND LANTANA	1 GALLON	21
	DOUBLE STAKE		SALVIA CLECLANE	5 GALLON	12	CONVOLVULUS CINCERUM		
			CHAPARRAL SAGE	5 GALLON	19	BUSH HONNING GLORY		
			PASSIA PHTILODEMA	5 GALLON	17	LANDSCAPE MATERIALS		
			LEUCORHYZUM CANDIDA	5 GALLON	6	17" SCREENED GRANITE		
			HESPERALOE PARVIFLORA	5 GALLON	34	2" DEEP DESERT GOLD		
			DESERT SPOON	1 GALLON	35			
			AWAI GEMMIFLORA	1 GALLON				
			DIETES BICOLOR	1 GALLON				
			FORTNIGHT LILY					

PRELIMINARY LANDSCAPE PLAN



BUILDING 2 AREA

SECOND = 936 S.F.
THIRD = 710 S.F.
TOTAL = 1,646 S.F.

MAIN/GARAGE = 751 S.F.

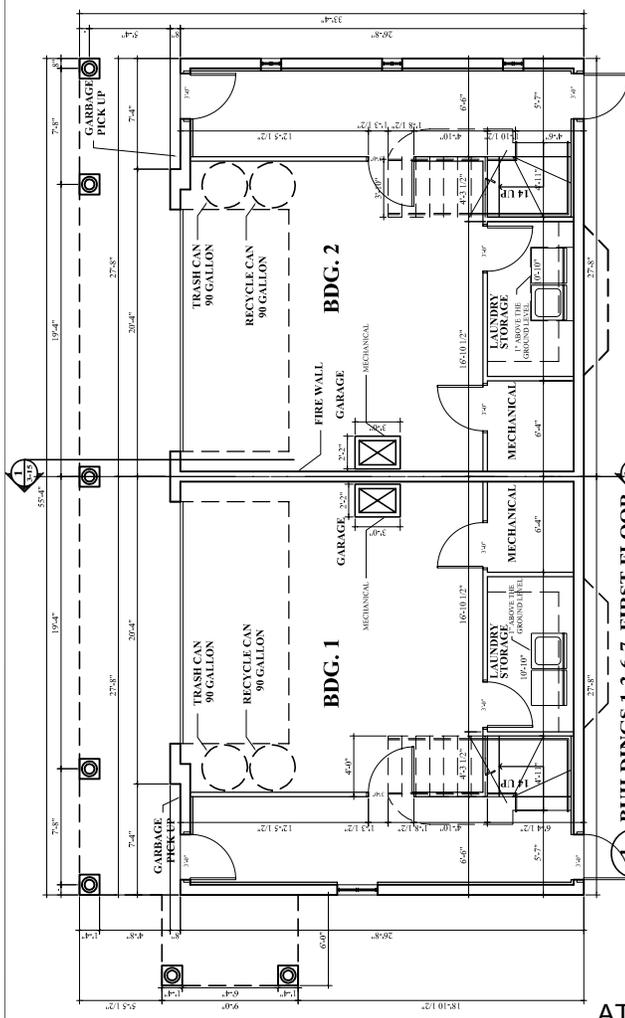
BUILDING 1 AREA

SECOND = 936 S.F.
THIRD = 724 S.F.
TOTAL = 1,660 S.F.

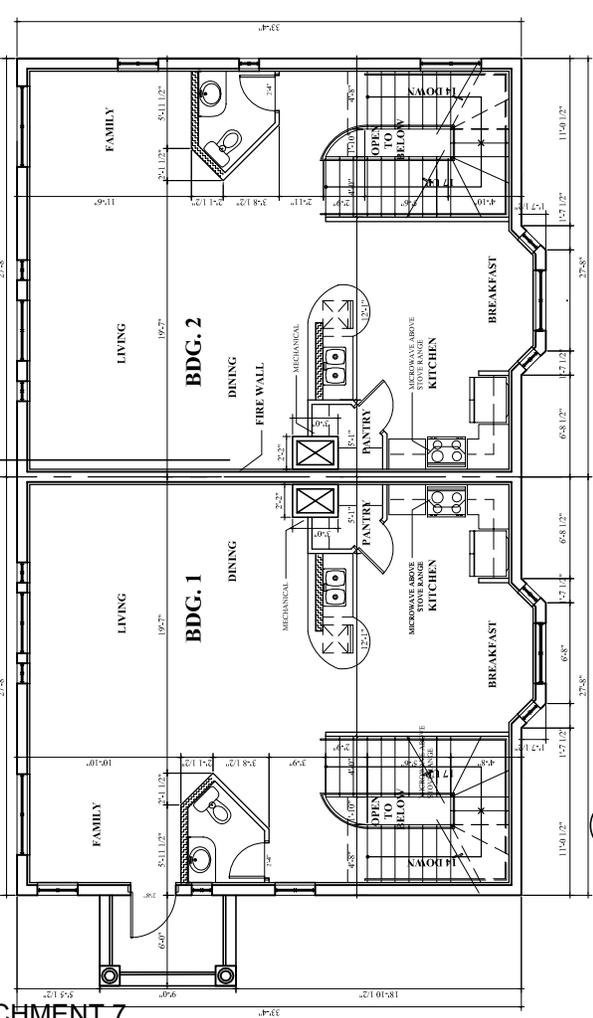
MAIN/GARAGE = 751 S.F.

GENERAL NOTES:

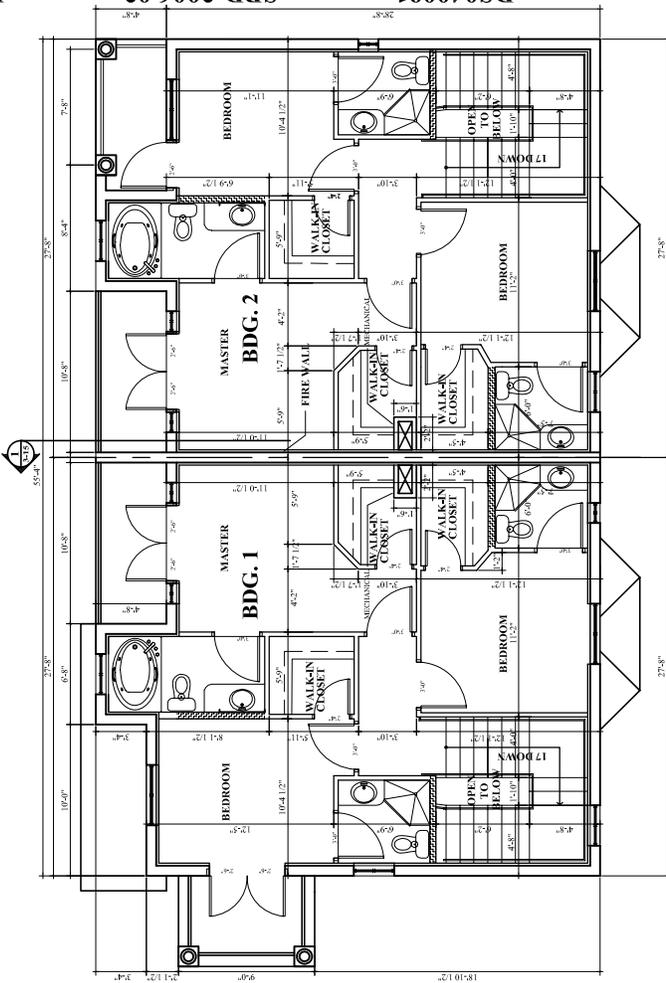
- 1 AIR SUPPLY BELOW THE CEILING WILL BE COVERED BY SOFFITS.
- 2 WASHROOM ENTRY THRESHOLD WILL OVERFLOW WATER.
- 3 ALL WINDOWS AND ARCADIA DOORS WILL BE MADE FROM LAMPPIER STAINED DOUBLE GLASS.
- 4 SLIDING DOORS (NO FOLDING DOORS) WILL BE MADE FROM METAL FRAMES.
- 5 ALL FLOORING FLOORINGS WILL BE MADE FROM STEEL WITH METAL TARS.
- 6 SMALL WINDOWS IN THE FIRST LEVEL HALLWAY WILL HAVE METAL BARS.
- 7 ENTRY DOOR TO HAVE DOORBELL AND ELECTRONIC COMMUNICATIONS.
- 8 UNITS WILL BE FINISHED AS MOVE IN READY.



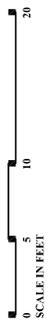
1 BUILDINGS 1-2-6-7 FIRST FLOOR



2 BUILDINGS 1-2-6-7 SECOND FLOOR



3 BUILDINGS 1-2-6-7 THIRD FLOOR



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DAVID HAMILTON
ARCHITECT
AZ 32202
408-948-7748

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ROOSEVELT COURT

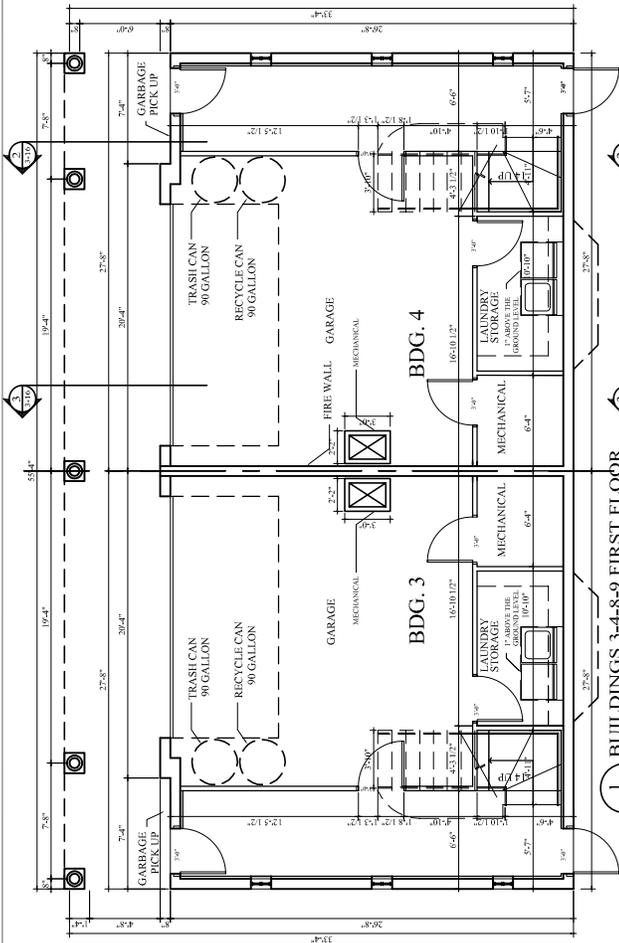
BUILDINGS 3-4 AREAS

SECOND = 936 S.F.
 THIRD = 710 S.F.
 TOTAL = 1,646 S.F.

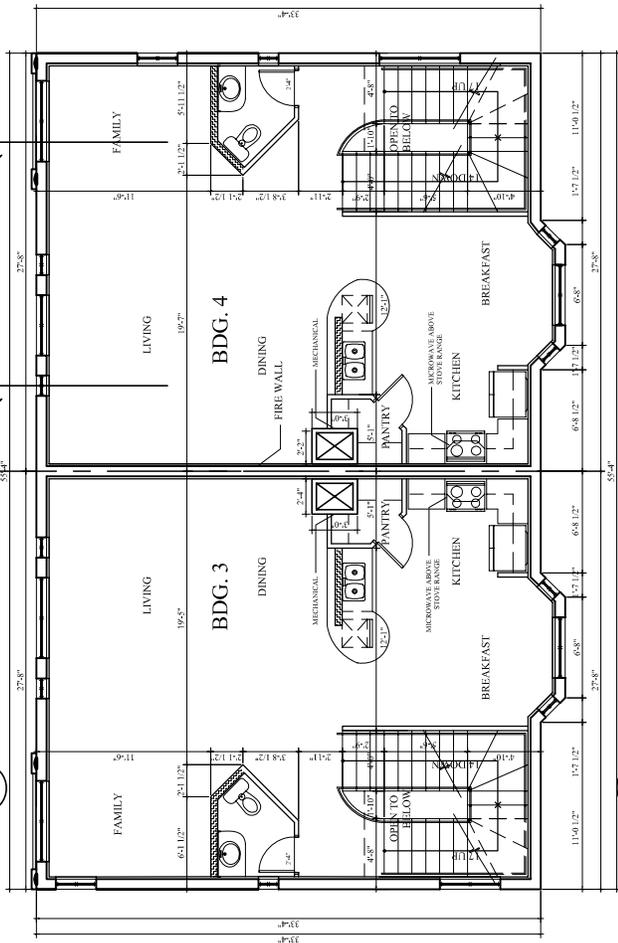
MAIN/GARAGE = 751 S.F.

GENERAL NOTES:

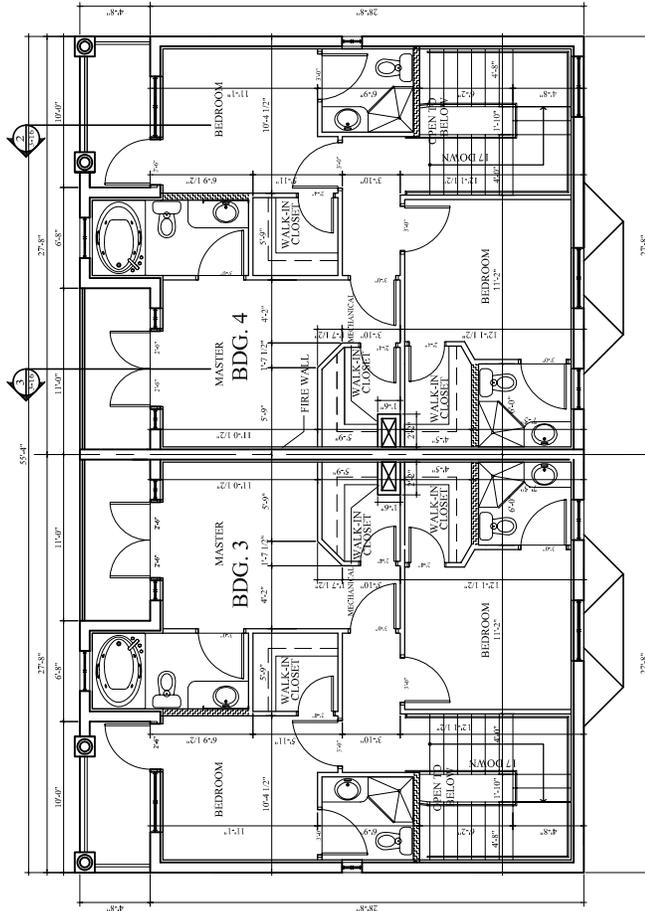
- AIR SUPPLY BELOW THE CEILING WILL BE COVERED BY SOFFITS.
- WASHROOM ENTRY THRESHOLD WILL BE RAISED TO CONTAIN BOWL OVERFLOW WATER.
- ALL WINDOWS AND REAR DOORS WILL BE RAISED TO CONTAIN BOWL OVERFLOW WATER.
- ALL WINDOWS AND REAR DOORS WILL BE RAISED TO CONTAIN BOWL OVERFLOW WATER.
- STAINED DOUBLE GLASS.
- SLIDING DOORS (NO FOLDING DOORS) WILL BE USED FOR CLOSETS.
- ALL 3 GROUND FLOOR DOORS WILL BE MADE FROM STEEL WITH METAL JAMBS.
- SMALL WINDOWS IN THE FIRST LEVEL HALLWAY WILL HAVE METAL JAMBS.
- ENTRY DOOR TO HAVE DOORBELL AND ELECTRONIC CHANGING ROOMS.
- UNITS WILL BE FINISHED AS MOVE IN READY.



1 BUILDINGS 3-4-8-9 FIRST FLOOR



2 BUILDINGS 3-4-8-9 SECOND FLOOR



3 BUILDINGS 3-4-8-9 THIRD FLOOR



REC06009

SBD-2006.02

DS040091

SHEET 3-5

1522-01-07-08 KJ
 BLDG 3-4-8-9

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ROOSEVELT COURT

3-5

BUILDING AREA

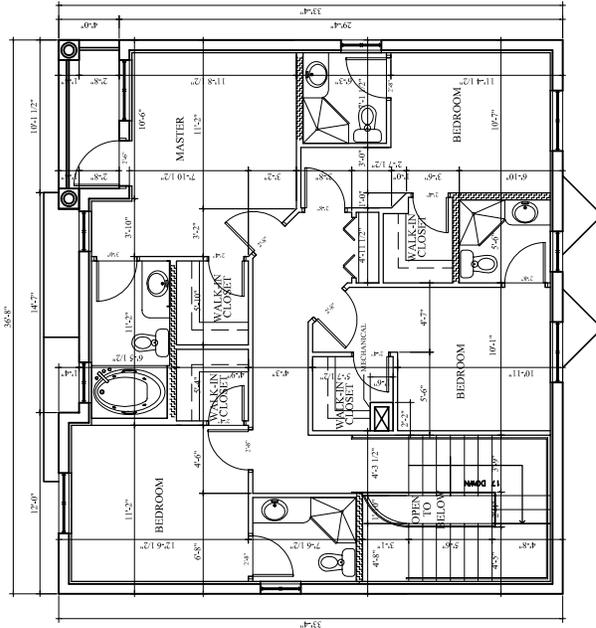
SECOND = 1,172 S.F.
 THIRD = 1,023 S.F.
 TOTAL = 2,195 S.F.

MAIN/GARAGE = 997 S.F.

DS040091 SBD-2006.02 REC06009

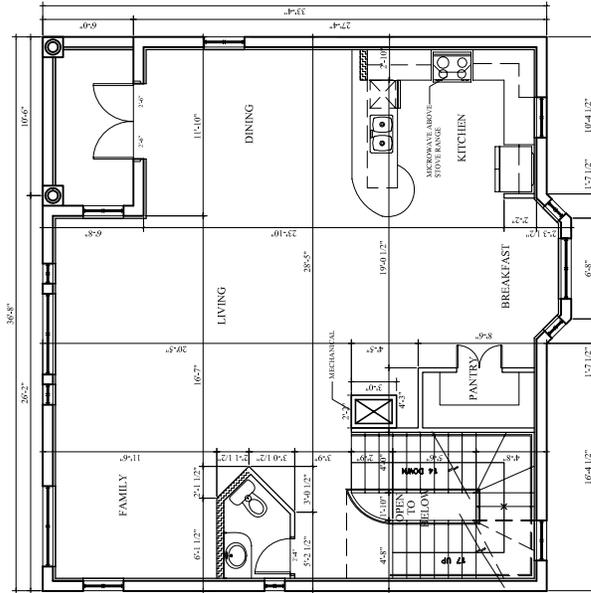


SHEET
3-6

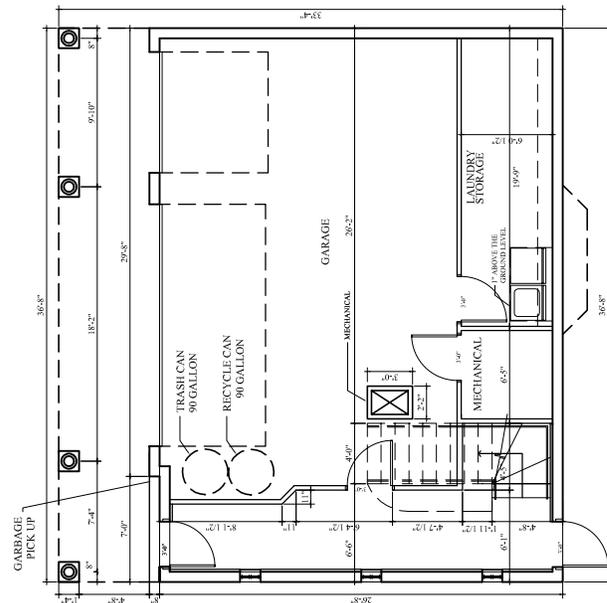


3 BUILDINGS 5-10 THIRD FLOOR
 1/4" = 1'-0"

- GENERAL NOTES:
- 1 AIR SUPPLY BELOW THE CEILING WILL BE COVERED BY SOFFITS.
 - 2 WASHROOM ENTRY THRESHOLD WILL BE 1/2" ABOVE FINISH FLOOR OVER FLOW WATER.
 - 3 ALL WINDOWS AND ARCADIA DOORS WILL BE MADE FROM LAMPERED SHARED DOUBLE GLASS.
 - 4 ALL WINDOWS AND ARCADIA DOORS WILL BE USED FOR CLOSETS.
 - 5 ALL 1 GROUND FLOOR DOORS WILL BE MADE FROM STEEL WITH METAL JAMBS.
 - 6 SMALL WINDOWS IN THE FIRST LEVEL HALLWAY WILL HAVE METAL BARS.
 - 7 ENTRY DOOR TO HAVE DOORBELL AND ELECTRONIC COMMUNICATIONS.
 - 8 UNITS WILL BE FINISHED AS MOVE IN READY.



2 BUILDINGS 5-10 SECOND FLOOR
 1/4" = 1'-0"



1 BUILDINGS 5-10 FIRST FLOOR
 1/4" = 1'-0"



1522-01-07-08 KJ
 BLDGS 5-10

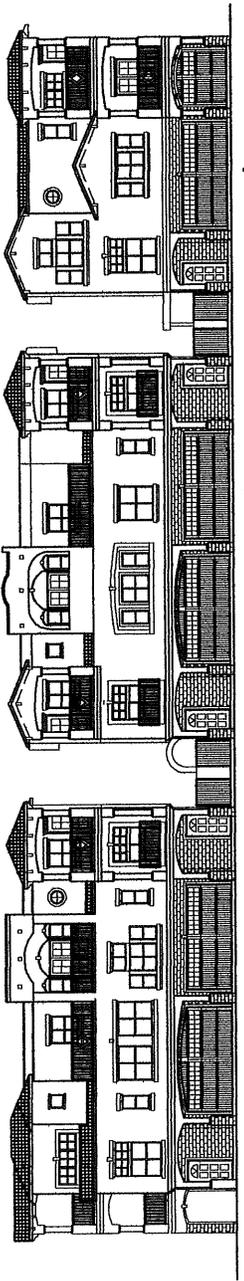
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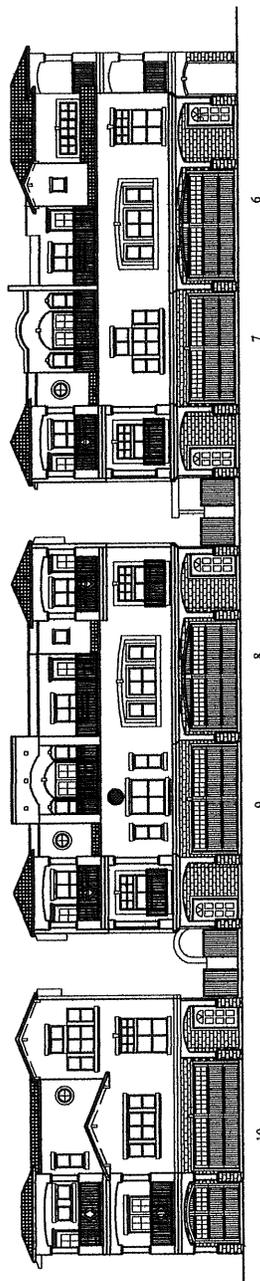
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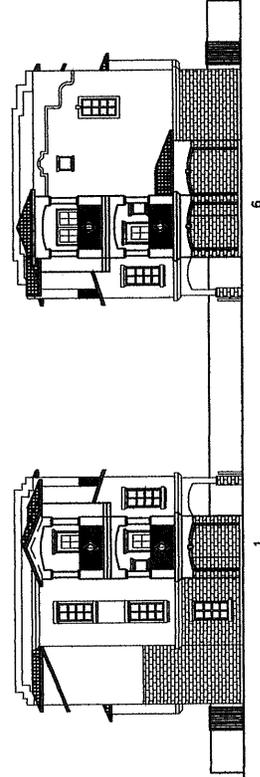
ROOSEVELT COURT



1 BUILDINGS 1-2-3-4-5 SOUTH
1/8"=1'-0"
3-7



2 BUILDINGS 10-9-8-7-6 NORTH
1/8"=1'-0"
3-7



3 ROOSEVELT STREET WEST
BUILDINGS 1-6
1/8"=1'-0"
3-7

- FINISH SCHEDULE**
 ROOFING: RED TILE
 SOFFIT: PERFORATED AND PREFINISHED ALUMINUM
 COLOUR TO MATCH ROOFING
 FASCIA: 6" PREFINISHED ALUMINUM
 COLOUR TO MATCH ROOFING
- CEMENT STUCCO:**
 S1 BEIGE
 S2 MEDIUM BROWN
 S3 LIGHT RED
- MOULDINGS, TRELIS DETAILS:**
 LIGHT RED
 ORNAMENTAL METAL RAILINGS
 TRIM-PREFINISHED ALUMINUM
- BUILDING HEIGHT = 34'-4"**
- LEGEND**
 ISL INFRARED SECURITY LIGHT

- WINDOW SCHEDULE**
 W1 -60x60 HORIZONTAL SLIDER
 W2 -30x30 HORIZONTAL SLIDER
 W3 -30x30 FIXED - ROUND TOP
 W4 -24x54 FIXED TRANSOM
 W5 -24x24 AWING
 W6 -24x24 AWING
 W7 -24x48 HORIZONTAL SLIDER
 W8 -24x48 FIXED TRANSOM
 W9 -30x60 FIXED
 W10 -30x60 FIXED
 W11 -12x60 VERTICAL SLIDER
 W12 -24x48 VERTICAL SLIDER
- D1 -56x80 ENTRANCE DOOR
 D2 -32x80 GARDEN DOOR
 D3 -64x80 DOUBLE GARDEN DOOR
- Ⓣ TEMPERED WINDOWS

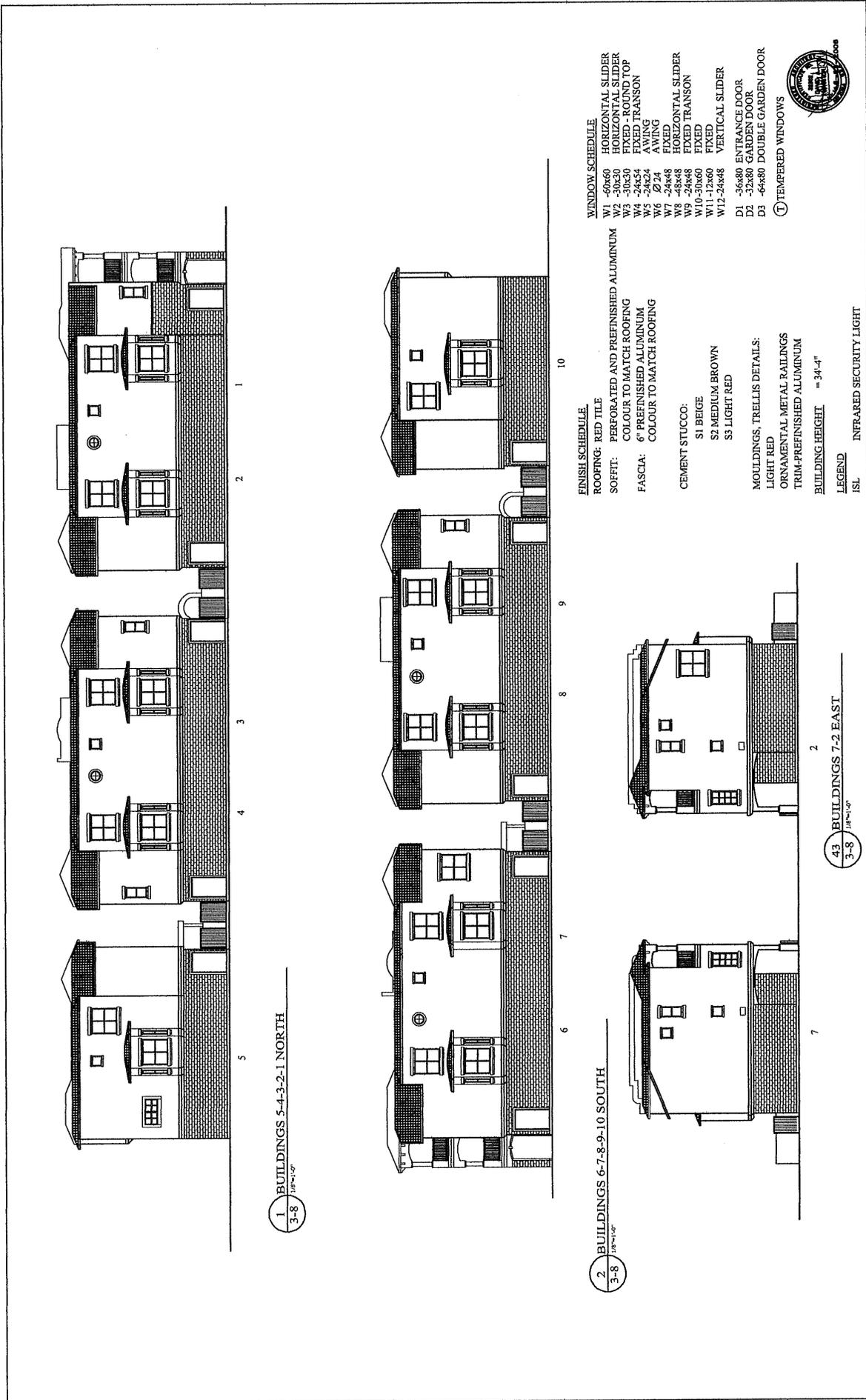


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SHEET
 3-7

ROOSEVELT COURT



1 BUILDINGS 5-4-3-2-1 NORTH
3-8 1/8"=1'-0"

2 BUILDINGS 6-7-8-9-10 SOUTH
3-8 1/8"=1'-0"

43 BUILDINGS 7-2 EAST
3-8 1/8"=1'-0"

- FINISH SCHEDULE**
 ROOFING: RED TILE
 SOFFIT: PERFORATED AND PREFINISHED ALUMINUM
 COLOUR TO MATCH ROOFING
 FASCIA: 6" PREFINISHED ALUMINUM
 COLOUR TO MATCH ROOFING
- CEMENT STUCCO:**
 S1 BEIGE
 S2 MEDIUM BROWN
 S3 LIGHT RED
- MOULDINGS, TRELLIS DETAILS:**
 LIGHT RED
 ORNAMENTAL METAL RAILINGS
 TRIM-PREFINISHED ALUMINUM
- BUILDING HEIGHT = 34'-4"**
- LEGEND**
 ISL INFRARED SECURITY LIGHT

- WINDOW SCHEDULE**
 W1 60x60 HORIZONTAL SLIDER
 W2 30x30 HORIZONTAL SLIDER
 W3 30x30 FIXED - ROUND TOP
 W4 24x54 FIXED TRANSOM
 W5 24x24 AWING
 W6 Ø 24 FIXED
 W7 24x48 HORIZONTAL SLIDER
 W8 48x48 HORIZONTAL SLIDER
 W9 24x60 FIXED
 W10 24x60 FIXED
 W11 12x60 FIXED
 W12 24x48 VERTICAL SLIDER
- D1 36x80 ENTRANCE DOOR
 D2 32x80 GARDEN DOOR
 D3 66x80 DOUBLE GARDEN DOOR
- Ⓣ TEMPERED WINDOWS



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SHEET
 3-8

ROOSEVELT COURT

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FINISH SCHEDULE
ROOFING: RED TILE
SOFFIT: PERFORATED AND PREFINISHED ALUMINUM
 COLOUR TO MATCH ROOFING
FASCIA: 6" PREFINISHED ALUMINUM
 COLOUR TO MATCH ROOFING

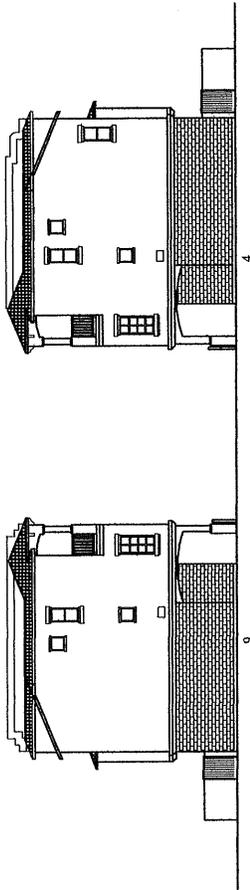
CEMENT STUCCO:
 S1 BEIGE
 S2 MEDIUM BROWN
 S3 LIGHT RED

MOULDINGS, TRELLIS DETAILS:
 LIGHT RED
 ORNAMENTAL METAL RAILINGS
 TRIM-PREFINISHED ALUMINUM

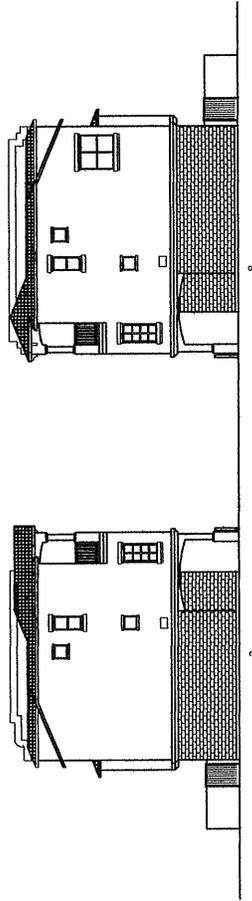
BUILDING HEIGHT = 34'-4"

LEGEND
 ISL INFRARED SECURITY LIGHT

WINDOW SCHEDULE
 W1 - 60x60 HORIZONTAL SLIDER
 W2 - 30x30 HORIZONTAL SLIDER
 W3 - 30x30 FIXED - ROUND TOP
 W4 - 24x24 FIXED TRANSOM
 W5 - 24x24 AWING
 W6 - 24x24 AWING
 W7 - 24x48 FIXED
 W8 - 48x48 HORIZONTAL SLIDER
 W9 - 24x48 FIXED TRANSOM
 W10 - 30x60 FIXED
 W11 - 12x60 FIXED
 W12 - 24x48 VERTICAL SLIDER
 D1 - 36x80 ENTRANCE DOOR
 D2 - 32x80 GARDEN DOOR
 D3 - 64x80 DOUBLE GARDEN DOOR
 (T) TEMPERED WINDOWS



1 BUILDINGS 9-4 EAST
 3-9 1/8"=1'-0"



2 BUILDINGS 3-8 WEST
 3-9 1/8"=1'-0"



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